

SilverPlace/MRO Headquarters Mixed-Use Project -- No. 048701

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Silver Spring**
 Relocation Impact **None.**

Date Last Modified
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 Required Adequate Public Facility

October 31, 2005
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	850	110	300	440	440	0	0	0	0	0	0
Land											
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	850	110	300	440	440	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Certificates of Participation	600	0	160	440	440	0	0	0	0	0	0
Current Revenue: Park and Planning	250	110	140	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

The Montgomery County Planning Board proposes to select a development firm to construct a new Park and Planning Department Headquarters building at 8787 Georgia Avenue, Silver Spring. The development firm will design and construct market and non-market rate housing with a preferred goal of 30 percent non-market rate housing. A competitive solicitation process will identify the recommended development firm for the project. M-NCPPC may lease or sell a portion of the MRO site for the housing project. An alternate concept, if selected as advantageous to the commission, would be locating the headquarters at a site in downtown silver spring other than the MRO site. The Headquarters project will include a public open space network, a model urban street, and an array of public amenities. The new Montgomery Regional Office (MRO) will consolidate headquarters functions currently located at three separate sites: leased space on Spring Street, a leased former school building on Brunett Avenue (Parkside), and 8787 Georgia Avenue (MRO). The current MRO headquarters building on Georgia Avenue was constructed in 1957 and expanded in 1978.

FY04, FY05, and FY06: Pre-Facility Planning Retain a development advisor and determine requirements for solicitation of private sector development and design proposals; solicit and select a recommended development firm.

FY07: Complete Pre-Formation Agreement, negotiate a General Development Agreement, and prepare schematic design. The commission intends to seek a supplemental appropriation for design and construction of the public share of the project in FY07, prior to entering into a general development agreement with the selected development firm.

JUSTIFICATION

"MRO Location Assessment Study," completed in 2000. "MRO and Parkside: Consolidated Headquarters Study/ Space Requirements and Site Selection," completed in September 2003. Analyses of MRO HVAC, Electrical Systems, 2001.

Plans and Studies

The Montgomery County Council approved the Silver Spring Central Business District and Vicinity Sector Plan in February 2000 and the M-NCPPC adopted it in March 2000. A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act 1991) will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Housing Montgomery: Housing the People Who Make Montgomery County Work, approved by the Planning Board and County Council in 2003.

STATUS

Planning.

FISCAL NOTE

The debt associated with this project will be recorded in a new Internal Service Fund (ISF) to account for the new building (MRO Building ISF). The Administration Fund and the Park Fund will budget ISF service charges in amounts sufficient to cover the debt service on the building. The MRO Building ISF will budget those same charges as revenues and also budget the debt service on the note/Certificates of Participation (COPs). The allocation to the Administration Fund and the Park

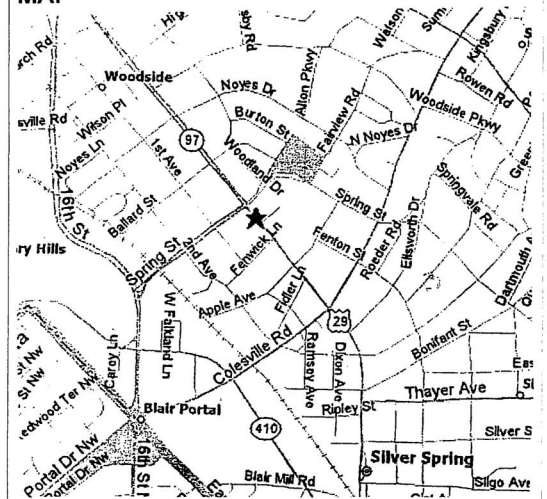
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
Initial Cost Estimate		1,692
First Cost Estimate		
Current Scope	FY05	1,692
Last FY's Cost Estimate		850
Present Cost Estimate		850
Appropriation Request	FY07	0
Appropriation Req. Est.	FY08	0
Supplemental		
Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		850
Expenditures/		
Encumbrances		126
Unencumbered Balance		724
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Montgomery Regional Office Renovation PDF 931750.

MAP



Fund will be based on the space to be utilized by the planning and parks functions. This process assures that each fund is paying a reasonable portion of the cost of the building.